WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160017827 DEEDWARR
Recvd: 03/04/16 08:26 2 pgs
Fees:13.00 Taxes:999.00
20160304-0020767

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF FEBRUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/2/2018

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8049 NORRIS JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ernest E. Norris and Shawn G. Norris	Guaranteed Rate, Inc.	181100A10600CO
6804 Oakshire Ct	3940 N Ravenswood	
Brentwood, TN 37027	Chicago, IL 60613	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAN KIRBY AND GLENDA KIRBY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ERNEST E. NORRIS AND SHAWN G. NORRIS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6804 Oakshire Ct, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 29th day of February, 2016.

Dan Kirby

Glenda Kirby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DAN KIRBY AND GLENDA KIRBY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of February, 2016.

Notary Public

My Commission Expires

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 363 on the Plan of Phase Three, Autumn Oaks Subdivision, of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Being the same property conveyed by Warranty Deed from Monica White, unmarried and Frank White, unmarried to Dan Kirby and Glenda Kirby, recorded on the 18th day of December, 2014 in Instrument No. 20141218-0115760 and Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Monica White and Frank White, wife and husband, as recorded on the 13th day of January, 2005 in Instrument No. 20050113-0004919, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, PHASE THREE, AUTUMN OAKS SUBDIVISION, as recorded in Plat Book 6900, Page(s) 786 and Instrument No. 20031029-0159380, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as recorded in Book 6704, Page 397 and Book 6704, Page 405, amended in Book 6968, Page 30 and Instrument No. 20010912-0099443, amended at Instrument No. 20030513-0064238 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Autumn Oaks Homeowners Association, Inc. recorded in Instrument No. 20010912-0099443, amended at Instrument No. 20030513-0064238.

f. Charter of Autumn Oaks Homeowners Association, Inc. recorded at Instrument No. 20010912-0099442.

g. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 7515, Page 298, Book 9343, Page 196, Book 9343, Page 199 and Book 11217, Page 799.

h. Easement for Gulf Interstate Gas Company, recorded in Book 2245, Page 271, Partial Release recorded in Book 6968, Page 25.

i. Easement for Columbia Gulf Transmission Company, recorded in Book 4240, Page 667, Partial Release recorded in Book 6968, Page 25.

j. Easement for United Telephone Company, recorded in Instrument Nos. 20020826-0103047 and 20020918-0113710.

k. Easement recorded in Book 3376, Page 239, Book 475, Page 547, Book 261, Page 284 and Book 6704, Page 397.

l. Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights recorded in Book 261, Page 284 and Book 6704, Page 397.

m. Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

n. Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

o. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mill Creek.

p. Storm Water Detention Agreement as set forth in instrument recorded in Book 7760, Page 970.

q. Rights of others thereof entitled to common elements and/or areas.